

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF 2,081 SQUARE FEET OF LAND LOCATED IN THE RIGHTS-OF-WAY OF WEST 2ND STREET (80' WIDE PUBLIC RIGHT-OF-WAY) AND NUECES STREET (80' WIDE PUBLIC RIGHT-OF-WAY) ADJACENT TO BLOCK 188, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAID 2,081 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set with cap stamped TERRA FIRMA on the south right-of-way of the twenty (20) foot wide alley of said Block 188, at the intersection with the west right-of-way of said Nueces Street, at the northeast corner of Lot 1A, Block 188, Thomas C. Green Subdivision as recorded in Document No. 201200136 of the Official Public Records of Travis County, Texas, and corrected by instrument recorded in Document No. 2012159776 of the Official Public Records of Travis County, Texas, for the most northerly corner and POINT OF BEGINNING of the herein described tract;

THENCE S73°25'24"E a distance of 7.00 feet to the most easterly corner of this tract;

THENCE S16°40'22"W a distance of 135.13 feet to the most southerly corner of this tract;

THENCE N73°25'24"W a distance of 169.19 feet to the most westerly corner of this tract;

THENCE N16°34'36"E a distance of 7.00 feet to the north right-of-way of said West 2nd Street, from which a ½" iron rod set with cap stamped TERRA FIRMA at the southwest corner of said Lot 1A, Block 188 bears N73°25'24"W a distance of 4.68 feet;

THENCE, with the north right-of-way of said West 2nd Street, S73°25'24"E a distance of 162.20 feet to a ½" iron rod set with cap stamped TERRA FIRMA at the southeast corner of said Lot 1A, Block 188, at the intersection of the north right-of-way of said West 2nd Street and the west right-of-way of said Nueces Street, for an inside corner of this tract;

THENCE, with the west right-of-way line of said Nueces Street, N16°40'22"E a distance of 128.13 feet to the POINT OF BEGINNING, and containing 2,081 square feet (0.048 acre) of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Jones | Carter from a survey made on the ground completed on August 21, 2015 and are true and correct to the best of my knowledge. A sketch accompanies this description.

  
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Gary C. Bowes

Registered Professional Land Surveyor No. 4053

9/24/15  
Date



Client: Taysha Real Estate Partners  
Date: September 24, 2015  
Job No.: 0A648-0004  
FB: 621 & 623  
File: J:\Projects\A648...\0002...\Survey\Legal\A648-004-LA 3D 2-FN.doc  
TCAD No.: 01-0500-04  
Austin Grid No.: H-22

**BEARING BASIS NOTE:**

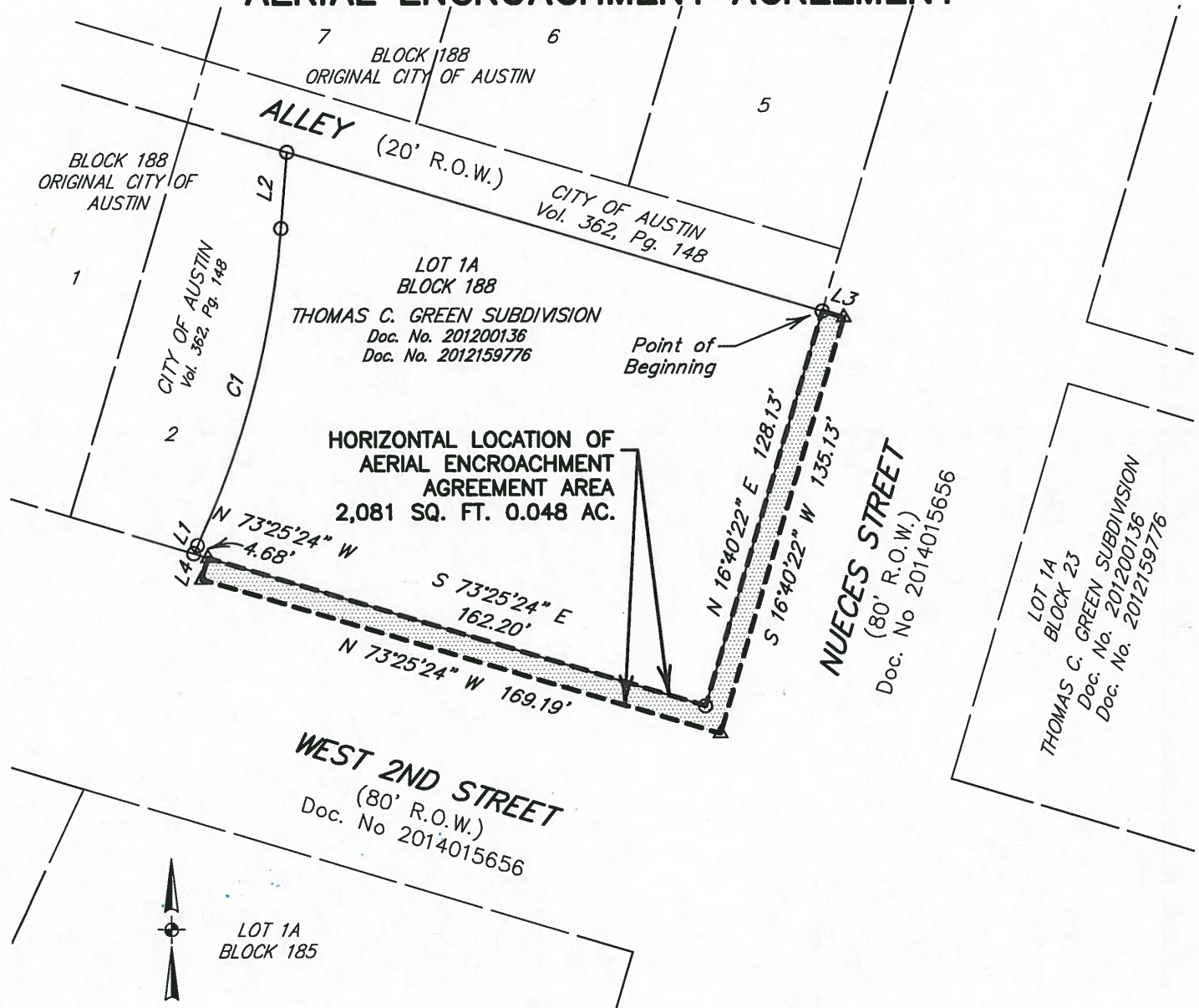
Horizontal datum based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone.  
Distances shown are surface values. Combined scale factor is 1.0000546074.

**FIELD NOTES REVIEWED**

By Jack Daniel Date 10.15.2015

Engineering Support Section  
Department of Public Works  
and Transportation

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION AERIAL ENCROACHMENT AGREEMENT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 25°14'30" W	2.83'
L2	S 04°36'39" W	23.82'
L3	S 73°25'24" E	7.00'
L4	N 16°34'36" E	7.00'

**BEARING BASIS NOTE:**  
HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000546074.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	285.00'	102.63'	102.07'	S 14°55'38" W

Revised : September 24, 2015  
Client : Taysha Real Estate Partners, LLC  
Date : August 21, 2015  
Office : J. Nobles, G. Bowes, D. Bramwell, M. Carney  
Crew : J. Jones, S. Barger, R. Meyer, B. Rigsby  
F.B. : 621/74, 622/5  
Job No : 0A648-0004-00  
File : J:\Projects\A648\004\Survey\Dwg Files\License Agreement\A648-0004-00\_LA 3D 2.dwg  
J:\Projects\A648\001\Survey\Point Files\A648-001.crd



**JONES | CARTER**

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